

Subject: RE: Broadway Property Owners Tour - Upper Floor Opportunities
From: Nick Griffin </O=LABID/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=NICK GRIFFIN300>
Date: 10/12/2016 02:30 PM
To: Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>
CC: Donegan McCuaig <donegan@dtlarealestate.com>, Noah Strouse <noah@historiccore.bid>, Rena Leddy <rena@fashiondistrict.org>, Julia Marino <juliamarino.la@gmail.com>, zac@dtlarealestate.com <zac@dtlarealestate.com>, oun@lacity.org <oun@lacity.org>

Agreed.

From: Jessica Wethington Mclean [mailto:jessica.wethingtonmclean@lacity.org]
Sent: Wednesday, October 12, 2016 2:12 PM
To: Nick Griffin <NGriffin@downtownla.com>
Cc: Donegan McCuaig <donegan@dtlarealestate.com>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com; oun@lacity.org
Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Folks - didn't hear back from anyone last week. We're kind of out of town to re-design this. I need to send them out to the owners.

I think this may not be perfect but it says what we want to do. Agreed?



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)
[button.png](#)

On Mon, Oct 3, 2016 at 3:44 PM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:

Ideally, this would have been suggested in any of the earlier rounds of review of this flyer. I was out last week and expected to mail it this week.

We cannot do Councilmember Huizar invites because he's not going to be there and we don't want to mislead anyone. The wording related to the CM and BBB needs to remain as is. If you guys want to rework the other stuff, feel free but please do it quickly. Can it be done by Wednesday?



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)
[button.png](#)

On Fri, Sep 23, 2016 at 12:01 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

My team would be happy to redo the flyer if youâd like. As part of that process, we can also propose revised wording for selling points, as well as title and other points. Let me know it consensus is for us to do that. Thanks.

From: Donegan McCuaig [mailto:donegan@dtlarealestate.com]
Sent: Friday, September 23, 2016 9:15 AM
To: Nick Griffin <NGriffin@downtownla.com>
Cc: Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org>; Noah Strouse <noah@historiccore.bid>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com
Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Perhaps we can have Nick's team look over the flier for ideas for graphic improvement? Also, maybe the flier can more boldly lay out the selling points of renovating? I forget what the title was but maybe we can do something more specific like, Councilman Jose Huizar invites you to discover the the benefits of renovating your Broadway building! And instead of pics focussing on types of use (residential/office) they focus more on finance and market values, etc? What kind of quality of paper will we be using? When will it be mailed out?

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"Best Commercial RE Co in DTLA 2015 & 2016!" LADT News

453 S. Spring St. Ste. 818
Los Angeles, CA 90013
Cell: (213) 304-4727
Lic#01753250
facebook.com/dtla4ever

Sent from my iPhone

On Sep 22, 2016, at 6:18 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

Yeah, I'm sure that would be fine.

Nicholas Ziff Griffin
Director of Economic Development
Downtown Center Business Improvement District
ngriffin@downtownla.com / (213) 416-7522

On Sep 22, 2016, at 5:57 PM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:

I think we can discuss that informally as we go right?



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | 213-473-7014

[Facebook Button.png](#)[Twitter button.png](#)

On Thu, Sep 22, 2016 at 3:16 PM, Nick Griffin <NGriffin@downtownla.com> wrote:

Looks great to me.

Anything on streetscape plans?

From: Jessica Wethington McLean [mailto:jessica.wethingtonmclean@lacity.org]
Sent: Wednesday, September 21, 2016 5:16 PM
To: Donegan McCuaig <donegan@dtlarealestate.com>
Cc: Noah Strouse <noah@historiccore.bid>; Nick Griffin <NGriffin@downtownla.com>; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; zac@dtlarealestate.com

Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

Here's where we landed on this today.... Comments / suggestions?

(Meet & Begin)
Ace Hotel 929 S. Broadway
* Economics of hotels (will invite Jon Blanchard)
* Overview of sign district (Jessica Wethington McLean)

(Walk To)
Broadway Trade Center 801 S. Broadway
* Tax incentives / New Market Tax Credits
* Overall landscape of business and context of the neighborhood - other great products happening (DCBID, Historic Core BID, Fashion BID)

(Shuttle To)
Broadway Arts Tower (creative office) 529 S. Broadway
* Economics of Creative Office Conversion (will invite Carle Pierose - Industry)

(Walk To)
Broadway Lofts
430 S. Broadway
* Architectural conversion process - residential and commercial (will invite Karin Liljegren - Omgivning)
* Economics of loft conversion (will invite Izek / Eric Shomof)

(Shuttle To)
The Grayson (creative office) 353 S. Broadway
BOX LUNCH
* Economics of lease environment (Donegan McCuaig, confirmed. Jessica will invite others)
* Wrap-Up discussion / Q&A

Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 27, 2016 10:02 AM, "Donegan McCuaig" <donegan@dtlarealestate.com> wrote:

Anyone know someone involved in Broadway Lofts conversion?

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"Best Commercial RE Co in DTLA 2015 & 2016!" LADT News
453 S. Spring St. Ste. 818
Los Angeles, CA 90013
Cell: [\(213\) 304-4727](tel:(213)304-4727)
Lic#01753250
facebook.com/dtla4ever

Sent from my iPhone

On Jul 20, 2016, at 3:40 PM, Jessica Wethington McLean <jessica.wethingtonmclean@lacity.org> wrote:

Great! Let's call it Wednesday Oct. 19. Now to book the buildings and speakers.... Who's doing what?

Thanks, everyone!



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)
[Twitter button.png](#)

On Mon, Jul 18, 2016 at 11:21 AM, Donegan McCuaig <donegan@dtlarealestate.com> wrote:

Sorry guess this didn't send. Date is good for me if it works for all of you

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"Best Commercial RE Co in DTLA 2015 & 2016!" LADT News
453 S. Spring St. Ste. 818
Los Angeles, CA 90013
Cell: [\(213\) 304-4727](tel:(213)304-4727)
Lic#01753250
facebook.com/dtla4ever

Sent from my iPhone

On Jul 14, 2016, at 3:14 PM, Noah Strouse <noah@historiccore.bid> wrote:

Works for us!

[HistoricCoreLogo.jpg](#)

NOAH STROUSE

Director of Marketing & Services

209-211 W 5th Street
Los Angeles, California 90013

p [213/488-1901](tel:213-488-1901)
c [310/383-6304](tel:310-383-6304)
HistoricCore.BID

FOLLOW US ON:
[facebook](#) / [twitter](#) / [instagram](#)

[HistoricCoreNewsletter.jpg](#)

24HR HOTLINE:
[213/239-8336](tel:213-239-8336)

On Thu, Jul 14, 2016 at 2:53 PM, Rena Leddy <rena@fashiondistrict.org> wrote:

Should be fine for Fashion District property owners

From: Jessica Wethington McLean [mailto:jessica.wethingtonmclean@lacity.org]
Sent: Thursday, July 14, 2016 12:06 PM
To: Julia Marino <juliamarino.la@gmail.com>
Cc: Max Sherman <max.sherman@lacity.org>; Donegan McCuaig <donegan@dtlarealestate.com>; Noah Strouse <noah@historiccore.bid>; zac@dtlarealestate.com; Nick Griffin <NGriffin@downtownla.com>; Rena Leddy

<rena@fashiondistrict.org>
Subject: Re: Broadway Property Owners Tour - Upper Floor Opportunities

OK - how does that work for Fashion and Historic? Dominic, ok for you, too?

 **Jessica Wethington McLean**
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)[Twitter button.png](#)

On Thu, Jul 14, 2016 at 12:04 PM, Julia Marino <juliamarino.la@gmail.com> wrote:
That date will work.

Julia Marino
(631) 278-4162
juliamarino.la@gmail.com

On Thu, Jul 14, 2016 at 11:50 AM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:
Fashion BID meets the third Thursday. What about Wednesday Oct. 19 instead?

 **Jessica Wethington McLean**
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)[Twitter button.png](#)

On Thu, Jul 14, 2016 at 11:46 AM, Julia Marino <juliamarino.la@gmail.com> wrote:
At the DCBID we are planning to host events during the first two weeks of October for LAEDC's Innovation Weeks. October 13th could potentially be a conflict. What are everyone's thoughts about pushing it to the week after? October 20th?

Julia Marino
(631) 278-4162
juliamarino.la@gmail.com

On Wed, Jul 13, 2016 at 11:47 AM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:
I think this works well. Now, as for a date. How about Thursday October 13?

 **Jessica Wethington McLean**
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Producer / Festival Director, Night on Broadway

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)[Twitter button.png](#)

On Wed, Jul 13, 2016 at 11:43 AM, Max Sherman <max.sherman@lacity.org> wrote:
Thanks, Donegan, I spaced out the header a bit as well as gave some breathing room to the main text in the lower left box.

Best,

Max

On Wed, Jul 13, 2016 at 11:13 AM, Donegan McCuaig <donegan@dtlarealestate.com> wrote:

Looks good but the text at top and bottom left looks a little smooshed. Perhaps we might increase flyer size or reduce picture sizes?

Donegan McCuaig
Owner/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"Best Commercial RE Co in DTLA 2015 & 2016!" LADT News
453 S. Spring St. Ste. 818
Los Angeles, CA 90013
Cell: [\(213\) 304-4727](tel:2133044727)
Lic#01753250
facebook.com/dtla4ever

Sent from my iPhone

On Jul 13, 2016, at 10:45 AM, Max Sherman <max.sherman@lacity.org> wrote:

Sure, no problem. Revised version attached.

Let me know any additional changes/suggestions.

Best,
Max

On Tue, Jul 12, 2016 at 5:59 PM, Jessica Wethington McLean
<jessica.wethingtonmclean@lacity.org> wrote:

Header needs to have a sub-head so it's clear who the audience is.

Join us for a multi-building upper floor demonstration tour exclusively for Broadway property owners.

You might need to adjust the header height to accommodate that.

Thanks, Max.



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

[Facebook Button.png](#)
[Twitter button.png](#)

Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:2134737014)

On Tue, Jul 12, 2016 at 11:16 AM, Max Sherman <max.sherman@lacity.org> wrote:

Hi All,

I've updated the tour flyer to include an image background for the header, let me know what you think!

Best,
Max

On Tue, Jul 12, 2016 at 10:05 AM, Noah Strouse <noah@historiccore.bid> wrote:

A few options attached, can be cropped to fit document. Photos are property of HCBID. Fine to use for this document, but nowhere else please. I'd also highly recommend Hunter Kerhart for any future BBB photographic needs.

[HistoricCoreLogo.jpg](#)

NOAH STROUSE
Director of Marketing & Services

209-211 W 5th Street
Los Angeles, California 90013

p [213/488-1901](tel:2134881901)
c [310/383-6304](tel:3103836304)
HistoricCore.BID

FOLLOW US ON:

[facebook](#) / [twitter](#) / [instagram](#)

[HistoricCoreNewsletter.jpg](#)

24HR HOTLINE:
[213/239-8336](#)

On Tue, Jul 12, 2016 at 9:50 AM, Jessica Wethington Mclean
<jessica.wethingtonmclean@lacity.org> wrote:

Noah, can you send a photo of what you have in mind for the header?

Sent from my phone. Please pardon brevity, typos, and autofill misfires.

On Jul 1, 2016 9:11 AM, "Noah Strouse" <noah@historiccore.bid> wrote:
Nice! Agree with Rena - maybe we can change top header to something as simple as "Broadway Property Owners Tour." My only other suggestion would be to include a pretty exterior streetscape image as a backdrop for header to give a bit more sense of place. Happy to provide some photos.

[HistoricCoreLogo.jpg](#) **NOAH STROUSE**
Director of Marketing & Services

209-211 W 5th Street
Los Angeles, California 90013

p [213/488-1901](#)
c [310/383-6304](#)
[HistoricCore.BID](#)


FOLLOW US ON:
[facebook](#) / [twitter](#) / [instagram](#)

[HistoricCoreNewsletter.jpg](#)

24HR HOTLINE:
[213/239-8336](#)

On Thu, Jun 30, 2016 at 5:13 PM, Jessica Wethington Mclean
<jessica.wethingtonmclean@lacity.org> wrote:

Good note - it would only be sent to them, but yes you're right.



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

[Facebook Button.png](#)[Twitter button.png](#)

Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

On Thu, Jun 30, 2016 at 4:29 PM, Rena Leddy
<rena@fashiondistrict.org> wrote:

Hi all,


I think the flyer needs to prominently mention that this tour/event is exclusive for property owners. Make the owners feel that its special and does not include other interested parties.

Thatâs my two cents.
Rena

From: Jessica Wethington Mclean
[mailto:jessica.wethingtonmclean@lacity.org]
Sent: Thursday, June 30, 2016 4:13 PM
To: Donegan McCuaig <donegan@dtlarealestate.com>
Cc: zac@dtlarealestate.com; Rena Leddy <rena@fashiondistrict.org>; Julia Marino <juliamarino.la@gmail.com>; Noah Strouse <noah@historiccore.bid>; Nick Griffin <NGriffin@downtownla.com>; Max Sherman <max.sherman@lacity.org>
Subject: Broadway Property Owners Tour - Upper Floor Opportunities

What do you all think of this - draft tour flyer attached.

Thanks,
JWM



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

[Facebook Button.pngTwitter button.png](#) Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

On Mon, Jun 27, 2016 at 11:03 AM, Jessica Wethington Mclean <jessica.wethingtonmclean@lacity.org> wrote:

Hey Donegan,

I appreciate you taking the reigns on this, but as it turns out, I'll need to compile the mailing list internally within our office and with the BIDS, as there are some concerns about sharing that info outside the city. It's not on ZIMAS - only the official ownership of record is on ZIMAS, and what we need are the actual direct contacts for the buildings / ownership. So, I'll handle compiling that. We would of course do the actual printing and mailing anyway.

I'm asking Max in my office to work on a flyer / graphic that we can circulate to the group and get feedback.

In terms of date, I think I recall the conversation was that Thursday is best. That means the current choices are below (HDBID meets on the last Wednesday of the month, the Fashion BID meets on the 3rd Thursday and I don't know when the DC BID board meets these days, so they need to chime in and block that date)

8
15 (NO - Fashion BID mtg)
22
29

These are my rough notes as to the structure / content we discussed - of course this is evolving.

(Meet & Begin)
Ace Hotel 929 S. Broadway
* Economics of hotels
* Overview of sign district

(Walk To)
Sparkle Factory 908 S. Broadway
* Tax incentives / New Market Tax Credits

(Shuttle To)
Broadway Arts Tower (creative office) 529 S. Broadway
* Economics of Conversion (Carle Pierose(?))

(Shuttle To)
The Grayson (creative office) 353 S. Broadway
* Economics of lease environment (various brokers familiar with the area)
* Wrap-Up discussion / Q&A

Again, thanks so much for spearheading this -it's going to be very effective.

Sincerely,
Jessica



Jessica Wethington McLean

Executive Director, Bringing Back Broadway
Director, Downtown Economic Development

Office of City Councilmember JosÃ© Huizar
200 N. Spring Street #465, Los Angeles, CA 90012

[Facebook Button.png](#)[Twitter button.png](#)

Jessica.WethingtonMcLean@lacity.org | 213-473-7014

On Mon, Jun 27, 2016 at 10:01 AM, Donegan McCuaig
<donegan@dtlarealestate.com> wrote:

Zac, please compile all these Broadway 11th St-2nd St building entity names and make sure that they are accurately reflected on zimas.lacity.org and coordinate with Noah and Rena to confirm accuracy so we can prepare to snail-mail every building owner telling them about the event where we will feature something along the lines of "Discover the Benefits of Renovating Your Building on Broadway" for the tour. I'll write in the names I know too. Maybe we can put this first file on drop box so everyone can edit it? Goal is to get the most info possible on every building owner and point of contact.

Do we have an exact date for this tour guys? Last I heard, August was a no-go because it will be so hot. September?

I also attached a tax incentive document I found on my computer from 2014. Are there any other resources you guys can think of to be a resource to make it easier for Broadway building owners to renovate their buildings? We can incorporate it into the tour/meeting

Any thoughts anyone?

Donegan McCuaig
CEO/Broker - Quixotic Realty Inc. dba dtlarealestate.com
"BEST COMMERCIAL RE CO. in DTLA 2015 & 2016," LADT News
453 S. Spring St. Ste. 818
Los Angeles, CA 90013
BRE License #01753250
Cell: (213) 304-4727
www.facebook.com/dtla4ever

****This E- mail message (including any documents, files, attachments, and previous e-mail messages) is covered by the Electronic Communications Privacy Act 18 U.S.C. 2510-2521, is confidential and legally privileged. In addition, the information contained in this E-mail message is personal and confidential and is intended for a specific individual(s) and purpose and therefore is protected from disclosure based on this confidentiality notice. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, storing, or distribution of this message and/or its attachments, or the taking of any action based on it, is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us. Please note that information contained in this email and/or any other form of correspondences regarding real estate transactions through DTLA Real Estate are only for discussion purposes and are not final. The information contained herein was obtained from third parties and has not been independently verified by DTLA Real Estate and is therefore not guaranteed. Brokers/agents are not qualified to act, consult, make conclusions, and/or provide advice with respect to legal, tax, environmental, licensing, permitting, architectural, building code and construction, soils-drainage, and/or any other such matters, so for these things you should refer to the appropriate expert of your choice. As commonly practiced in commercial real estate, if there is a common area, square feet quoted is the gross square feet and includes a portion/load factor of the building's common areas. Pricing and terms on all of DTLA Real Estate's correspondences and advertisements are subject to change, so the final price and terms are not valid or binding until a written agreement has been signed by seller/lessor and buyer/lessee. Please see our web-site for full disclosures.****

----- Original Message -----

Subject: Broadway Property Owners - Attached
From: Jessica Wethington McLean
<jessica.wethingtonmclean@lacity.org>
Date: Wed, June 15, 2016 7:58 pm
To: donegan@dtlarealestate.com, Rena Leddy
<rena@fashiondistrict.org>,
Julia Marino <juliamarino.la@gmail.com>, Noah

Strouse
<noah@historiccore.bid>

The most recent list I have is from a few years ago, so it's certainly outdated but should be a good start.

It's attached.



Jessica Wethington McLean
Executive Director, Bringing Back Broadway
Director, Downtown Economic Development
Office of City Councilmember Jos   Huizar
200 N. Spring Street #465, Los Angeles, CA 90012
Jessica.WethingtonMcLean@lacity.org | [213-473-7014](tel:213-473-7014)

[Facebook Button.png](#)
[Twitter button.png](#)

<BroadwayOpenHouseTourFlyerNEW.pdf>